

Chapter 15-05 Permissible Uses and Standards

15-05-01 Permitted Land Use Matrix by Commercial, Office, Hospital, Institutional Care or Industrial Zones

- A. **Matrix Explanation.** The matrix below lists all permitted uses within Sandy City commercial zones. The letters "P", "C", or "N" shall mean "Permitted", "Conditional", or "Not Permitted" respectively. For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for business located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

For those land uses marked with a superscript number (¹), refer to sub-section C following the table for explanation.

B. Table of Uses.

Land Use Category	CBD	CBD-P	CBD-O	RC	BC	CC	CN	CVC	CN HSN	HBD	LC	CR-PUD	IC	PO	ID	H	AM (Dealerships)	AM (Commercial)	RD
Accessory Apartments	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Structure (unless otherwise specified)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Residential Use (unless otherwise specified)	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
Alcoholic Beverage Entertainment	C	C	C	C	C	C	C	N	N	N	C	C	N	N	N	N	N	C	N
Alcoholic Beverage Class A License	P/C	P	P	P/C	P/C	P/C	P/C	P/C	P	N	P/C	P/C	N	N	C	N	N	P	C
Alcoholic Beverage Class B License	P/C	P	P	P/C	P/C	P/C	C	C	C	C	P/C	P/C	N	N	C	N	N	P	C
Alcoholic Beverage Class D License	P/C	P	P	P/C	P/C	P	C	C	N	N	P/C	P/C	N	N	C	N	N	P	C
Alcoholic Beverage Class E License	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	C	C
Alcoholic Beverage Package Agency	P	P	P	P/C	N	N	N	N	N	N	N	P/C	N	N	N	N	N	P	N
Alcoholic Beverage Private Club	C ⁴	C ⁴	C ⁴	P/C	N	N	N	N	N	N	N	P/C	N	N	N	N	N	P	N
Alcoholic Beverage State Liquor Store	C	C	C	C	N	N	N	N	N	N	N	C	N	N	N	N	N	C	N
Alzheimer's Facility	N	N	N	N	C	N	N	N	C	N	N	N	C	N	N	N	N	N	N
Ambulatory Surgical Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Ancillary Commercial as part of a mixed use building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N
Ancillary Commercial as a stand alone use	P	P	P	P	P	P	P	P	P	P	P	P	P	C	N	N	N	N	N

Land Use Category	CBD	CBD-P	CBD-O	RC	BC	CC	CN	CVC	CN HSN	HBD	LC	CR-PUD	IC	PO	ID	H	AM (Dealerships)	AM (Commercial)	RD
Animal Hospital, Veterinary Office	C	N	N	P	P	P	P	N	N	N	P	P	N	N	N	N	N	P	N
Animal Kennel, Commercial	N	N	N	C	C	P/C	P/C	N	N	N	C	C	N	N	C	N	N	N	N
Arcade	N	N	N	P/C	C/N	P/C	C/N	N	N	N	N	P/C	N	N	N	N	C	P	N
Art Gallery	P	C	N	P	C	P	P	N	P	P	C	N	N	N	N	N	N	N	N
Athletic, Tennis, Health Club	P	C	C	P	P	P	P	N	P	N	C	P	N	N	N	N	C	P	N
Assembly, High Tech	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	N	N	N
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	P/C	P/C	C	N	P/C	N	C	N	p	N	N	P	N	N	N
Auto, Truck, RV, Equipment Sales & Rental	N	N	N	C	N	N	N	N	N	N	N	C	N	N	N	N	C	N	N
Auto, Truck, RV, Equipment Storage	N	N	N	C/N	N	N	N	N	N	N	N	C/N	N	N	C/N	N	N	N	N
Automotive Dealerships (new cars and light trucks) Sales and Service Agencies	N	N	N	C	N	N	N	N	N	N	N	C	N	N	N	N	P	C	N
Automotive Dealerships (used cars and light trucks)	N	N	N	C	N	N	N	N	N	N	N	C	N	N	N	N	P ¹ /C	C ¹	N
Automotive Rental and Leasing Agencies	N	N	N	C	N	N	N	N	N	N	N	C	N	N	N	N	C	C	N
Automotive Service (Lube and Oil)	N	N	N	P/C	C	C	C	N	C ²	N	N	P	N	N	P	N	P ¹	C ¹	N
Automotive Parts Sales	P	N	N	P	P	P	P	N	P	N	P	P	N	N	P	N	P ¹ /C	P/C ¹	N
Automotive Service and Repair - Major	N	N	N	P/N	N	N	N	N	N	N	N	P	N	N	P	N	P ¹ /C	P/C ¹	N
Automotive Service and Repair - Minor	N	N	N	P/C	C	C	C	N	C ²	N	N	P	N	N	P	N	P ¹ /C	P/C ¹	N
Automotive Self-Service Station	N	N	N	P/C	C	P/C	P/C	C	C ²	N	N	P/C	N	N	N	N	C	P	N
Automotive Service Station	N	N	N	P/C	C	P/C	P/C	C	C ²	N	N	P/C	N	N	N	N	C	P	N
Bed and Breakfast Facility	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N	N	N
Birthing Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Boarding House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical and zoological gardens	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Building Lots that do not have Frontage on a Public Street	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N
Business or Financial Services	P	P	P	P	P	P	P	P	P	C	P	P	N	P	P	P	C	P	P

Land Use Category	CBD	CBD-P	CBD-O	RC	BC	CC	CN	CVC	CN HSN	HBD	LC	CR-PUD	IC	PO	ID	H	AM (Dealerships)	AM (Commercial)	RD
Car Wash and Detailing Shops	P	N	N	P	P	P	P	P	P	N	N	P	N	N	P	N	P ¹ /C	P/C ¹	N
Cemetery, Columbarium, Crematory, Mausoleum	C	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N	N	N	N
Commercial Center, Regional	C	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Commercial Repair Services	C	N	N	P	P	P	P	P	P	N	N	P	N	N	N	N	N	N	N
Commercial, Convenience Store	N	N	N	P/C	C	P/C	P/C	P	N	N	N	C	N	N	N	N	N	N	N
Commercial Retail Sales and Services	P	P	N	P	P	P	P	P	P	C	C	P	N	N	P	N	N	P	C
Commercial, Heavy	C	N	N	C/N	N	N	N	N	N	N	N	P	N	N	P	N	N	N	N
Commercial, Parking Garage	C	C	C	P/C	N	C	N	N	N	N	N	P/C	N	N	N	N	C	P	P
Commercial, Specialty	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Community Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Conference and Convention Facilities	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
Conservation areas including but not limited to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway Authority	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Convenience Sales and Services	P	C	C	P	P	P	P	P	P	P	P	P	N	N	P	N	C	C	N
Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Comprehensive Mental Health Treatment	C	N	N	C	C	N	N	N	N	N	C	C	N	N	N	N	N	C	N
Congregate Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Dance Hall, Discotheque	N	N	N	C/N	N	N	N	N	N	N	N	C	N	N	C	N	N	C	N
Day Care, Group	C	N	N	P/C	P/C	P/C	P/C	N	P/C	N	P/C	C	N	C	N	N	P ¹	C ¹	N
Dwelling, Multiple Unit - Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Dwelling, Duplex	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Earth Sheltered	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Group Planned	N	N	N	N	C	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Dwelling, Multiple Unit	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	CBD	CBD-P	CBD-O	RC	BC	CC	CN	CVC	CN HSN	HBD	LC	CR-PUD	IC	PO	ID	H	AM (Dealerships)	AM (Commercial)	RD
Dwelling, Single Family	N	N	N	N	C	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Educational Facility with Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
End Stage Renal Disease Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Equestrian Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Equipment Sales and Services	N	N	N	P	P	P	P	N	C	C	C	C	N	N	P	N	C	C	N
Extended Living Areas	N	N	N	N	P	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Exposition/Convention Center	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Forests	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Historic Preservation and monument sites	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C
Homeless Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Health Agency	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	N
Home Occupation, Category I&II	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Occupation Category III	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospice	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N	N	N
Hotel, Motel	C	C	C	P/C	N	C	N	N	P	N	N	P/C	N	N	N	N	C	P	C ¹
Industry, Light	C	N	N	P/C	N	N	N	N	N	C	N	P	N	N	P	N	C	P	C ¹
Industry, Medium	N	N	N	C/N	N	N	N	N	N	N	N	P	N	N	P	N	N	C	N
Jail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Secure Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Laboratories, Development and Testing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P
Library	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C
Manufactured Homes	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Medical and Health Care Offices	P	P	P	P	P	P	P	C	P	C	P	P	C	P	P	P	C	P	P
Mixed Use, Residential and Office Use	N	C	N	N	N	N	N	N	P	C	C	N	N	N	N	N	N	N	C
Mixed Use Commercial/Residential Development	N	C	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Model Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	CBD	CBD-P	CBD-O	RC	BC	CC	CN	CVC	CN HSN	HBD	LC	CR-PUD	IC	PO	ID	H	AM (Dealerships)	AM (Commercial)	RD
Mobile Home Park	N	N	N	C	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
Mortuary, Funeral Home	P	N	N	P	P	N	N	N	P	N	P	P	N	N	N	N	N	N	N
Multi-Family, 8 U/A	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N	N	N
Nursing Home, Convalescent Home, and Rest Home <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	N	N	N
Office, Administrative, Corporate, and General	N	P	P	C	C	C	C	C	C	C	C	C	C	C	C	N	N	N	P
Open air theaters and meeting places	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Open Space in Sensitive Area Overlay Zone	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C
Park and Ride Facilities	C	N	N	P/C	C	C	C	N	N	N	P/C	P/C	N	C	C	N	N	N	C
Park and Ride Facilities on Arterial Streets	C	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	C
Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Permanent Make-Up	P	N	N	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N
Planned Unit Development	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	C ⁵
Plant Nursery	N	N	N	P/C	C	C	C	N	N	N	P/C	P/C	N	N	N	N	N	N	N
Playgrounds	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Prison	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Prototype Production Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P
Public and private parks and recreation areas including but not limited to playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Publicly dedicated open space	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C
Public Service	P	C	C	P	P	P	P	N	P	C	P	P	N	C	P	N	C	P	C
Public Utility Station	P	C	C	P	C	C	C	C	N	N	C	P	N	C	P	N	C	P	C
Reception Center	N	N	N	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C ¹
Recreation Center	P	N	N	P/C	N	P/C	P/C	N	C	N	P/C	P/C	N	N	C	N	C	P	N
Recreation, Indoor	P	P	N	P	P	P	P	N	P	C	P	P	N	N	C	N	C	P	N
Recreation, Outdoor	C	N	N	P/C	N	N	N	N	C	N	P/C	P/C	N	N	C	N	C	P	N
Recreational Vehicle Park	N	N	N	C/N	N	N	N	N	N	N	N	C/N	N	N	N	N	N	N	N

Land Use Category	CBD	CBD-P	CBD-O	RC	BC	CC	CN	CVC	CN HSN	HBD	LC	CR-PUD	IC	PO	ID	H	AM (Dealerships)	AM (Commercial)	RD
Recyclable Materials Collection/Drop-Off Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Rehabilitation/Treatment Facility	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Religious or Cultural Activity	P	C	C	P	P	P	P	N	P	C	C	P	N	C	N	N	N	P	C
Research, Business and Scientific	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Research Park	C	N	C	P	N	N	N	N	N	C	N	P	N	N	P	N	C	P	C
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	C	C	C	C	N	C	N	C	N	P	N	N	N	N	N	N
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	C	C	C	C	N	C	N	C	N	P	N	N	N	N	N	N
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Health Care Facility, Residential Care Facility	N	N	N	C	C	C	C	N	N	N	C	N	C	N	N	N	N	N	N
Restaurant	P	C	C	P	P	P	P	P	P	C	C	P	N	C	P	N	C	P	C
Restaurant, Drive-up Window	C/N ¹	N	N	C/N ¹	C/N ¹	P/C ¹	C/N	N	C/N ³	N	N	C/N ¹	N	N	N	N	C	C	N
School, Commercial	P	C	C	P	P	P	P	N	P	N	P	P	N	N	P	N	C	P	N
School, Commercial (Low-Impact)	P	C	C	P	P	P	P	N	P	N	P	P	N	N	N	N	C	C	C
School, Private or Quasi-Public	C	C	C	C	C	C	C	N	N	N	C	C	N	C	N	N	C	C	C
School, Public	C	C	C	C	C	C	C	N	N	N	C	C	N	C	N	N	C	C	C
Sheltered Workshop	P	C	C	P	P	P	P	N	P	N	P	P	N	N	N	N	N	N	N
Small Health Care Facility	N	N	N	N	P/C	P/C	C	N	P/C	N	C	N	C	N	N	P	N	N	N
Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Social or Reception Center	P	C	N	P	P	P	P	N	P	C	C	P	N	P	N	N	N	P	N
Storage (Mini-Storage) Facilities	N	N	N	P/C	C	C	N/C ⁶	N	N	N	C	P/C	N	N	P	N	N	N	N
Street Vendors	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Tattoo Parlor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Trade or Vocational School	P	C	C	P	P	P	P	N	P	N	P	P	N	N	N	N	N	N	N
Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Transitional Housing Facility <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	C	N	N	C	C	C	N	N	C	N	C	N	N	N	N	N	N	N	N

Land Use Category	CBD	CBD-P	CBD-O	RC	BC	CC	CN	CVC	CN HSN	HBD	LC	CR-PUD	IC	PO	ID	H	AM (Dealerships)	AM (Commercial)	RD
Twin Home	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Theater	C	C	C	P/C	P/C	P/C	C/N	N	C	C	N	P/C	N	N	N	N	N	P	N
Warehouse, Wholesale	N	N	N	P/C	C	N	N	N	N	N	N	P/C	N	N	P	N	N	N	N
Veterinary Hospital, Small Animal	C	N	N	P	C	C	C	N	C	N	P	P	N	N	N	N	N	N	N
Zero Lot Line Development (Detached Only)	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Zero Lot Line Development	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N

C. Explanatory Notes:

1. The use is not permitted if any part of the proposed/existing building containing the use is within one hundred (100) feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
2. The use is only permitted as a conditional use along the west side of State Street in the CN(HSN) Zone.
3. The use is not permitted if any part of the proposed/existing building containing the use is within two hundred thirty (230) feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).
4. The use is only authorized as a permitted or conditional use (as designated in the land use matrix) if it is clearly ancillary, subordinate and traditionally accessory to the existing or proposed permitted land use.
5. Planned Unit Development permitted at a density of 12 units per acre.
6. Mini Storage Units only permitted as a conditional use in the CN Zone for areas south of 9600 South and north of 10000 South, and east of 700 East and west of 1300 East. Use is not permitted in all other areas of the CN Zone.